



September 1, 2020

Kinsey O'Shea,
Town of Blacksburg Planning
400 South Main St.
Blacksburg, VA 24060

RE: Berewick Rezoning Application Amendments

Dear Kinsey,

Following our Planning Commission Work Session on August 15, 2020, Eden & Associates has addressed a number of issues that we feel are critical to the success of the project and that warrant another work session with Planning Commission. Below is a list of the items and how each has been addressed.

1. Landscaping: An updated landscape plan has been included in the rezoning application and a proffer has been added to address a more specific plan with the following: preservation of trees, specific measurable plantings in specific locations, canopy coverage, and specific screening with locations. Text in the application has been altered to reflect the new changes. Specific changes are reiterated in the Landscaping, Signage and lighting section of the application. A canopy coverage calculation spreadsheet has been included with the submittal.
2. Transportation and Traffic:
 - a. The sidewalk has been extended around cul-de-sac B as requested by staff and is now shown on the plans.
 - b. Redbud widening improvements: A private alley has been added to insure that traffic to homes on lots 1-5 enter and exit Redbud where proper site distance exists. The road circulation plan has been updated to reflect this change and the application contains additional language in the Transportation Circulation section. The Memo for Variances and Exceptions for Berewick includes a variance to the widening and geometry corrections requested by the Town on Redbud Road as none of our traffic is proposed to use these sections.
 - c. An alley exception to a T-turnaround has been included as well in the memo for variances and exceptions. The T-turnaround provided in the alley is described in the memo as well as in the Transportation Circulation section of the rezoning application narrative.
 - d. The applicant seeks an exception to the request for a sidewalk/trail along Tom's Creek Road. The application already speaks to why this was not included and this is also

included in the Memo for Variances and Exceptions for Berewick. Corridor Committee did not have an issue with this trail and it being eliminated during their review.

- e. The applicant seeks an exception to the request for widening Tom's Creek road and providing curb and gutter. The Memo for Variances and Exceptions for Berewick include this request and reasoning.
 - f. Traffic Impact Analysis: While staff has asked for the study to reduce its impact by substituting 84 lots for the 95 studied, the applicant feels that this will not change the results and has therefore left the study as-is. In preparing for the development, the study was conducted early on when it was a potential for 95 lots. While the lot numbers have reduced, the study still accurately depicts no change in the existing road network is needed. Therefore, the additional cost to redo the study would be wasted. No changes have been made to the study.
3. Stormwater:
- a. Flood Hazard Overlay: The application has been revised to reflect conversations regarding the overlay and the increase in flood height. Also included is the application is an exception request for Council to approve the man-made changes to the floodplain boundary and accept the new heights. The applicant's request is detailed in the Memo for Variances and Exceptions for Berewick.
 - b. Creek Valley Overlay: The application has been revised to include language about the greenway trail being within the overlay at grade.
 - c. Stormwater ponds: Language has been added to the application to indicate that stormwater management ponds are to be maintained privately and are contained within private open space.
4. Green Building: The applicant has added a proffer including green building criteria and certification.
5. Pattern Book: A pattern book has been included in the Appendix and updated references in the application have been added under the Building design and Construction section.
6. Recreational Amenities and Open Space: updates have been made in the rezoning application to reflect that the open space is to be privately maintained by the Berewick Homeowner's association and that the picnic shelter in the open space will be dedicated to the Town in an easement. Trails and sidewalks are either within dedicated rights-of-ways or easements. The pump station is within an easement.
7. Phasing: The application has been revised to include that each phase will install the proper perimeter screening and canopy coverage shall be met in each phase.
8. Sewer Capacity: A proffer has been added to address contribution to downstream "at capacity" sections of lines and an exception to the Sanitary sewer calculations is requested for capacity analysis. Additionally, the applicant requests a variance from the Sanitary Sewer Specifications in generating a capacity analysis better suited to the STEP/STEG system. Wording has changed in the rezoning application in the Utilities section and an accompanying Memo for Variances and Exceptions for Berewick has been included along with calculations for the engineering department.
9. Site Development Regulations:
- a. FAR: FAR has been redefined in the rezoning application to include all habitable areas in the calculation. Also in the calculation are potential enclosed porches, decks, and sheds

for future improvements. In recalculating these, a new set of FAR's have been included in the rezoning application.

- b. Lot coverage changes have been added to the rezoning application
- c. Redbud lot changes and driveway access has been added to the application
- d. Errors have been corrected in setbacks, and open space.
- e. Swimming pools have been omitted as an accessory use
- f. Maximum height measurement has now been defined in the rezoning.

Thank you for your time and consideration of these changes. We look forward to discussing them with you further if desired, and with Planning Commission at their next work session.

Respectfully submitted,

A handwritten signature in cursive script that reads "Meredith Jones". The ink is dark and the signature is fluid.

Meredith Jones, VP, P.E. Eden & Associates